



LOXWOOD PARISH COUNCIL

Minutes of the Planning Meeting of the Parish Council held on Monday 15th July 2011 at 7.30pm in the Church Rooms, St John The Baptist, Loxwood

MINUTES

Agenda Item	Minute Ref	Detail
1	2011/69	Meeting Opened and Welcome from the Chairman
Meeting opened. Cllr Wendy Andrews selected to chair the meeting..		
2	2011/70	Persons Present and Apologies for Absence
Present: Cllr J Andrews, Cllr W Andrews and Cllr Loxton and Cllr Tedd (joined the meeting at 19.58om) Also present: Mr S Tilley, Mr D O'Brien, Mrs E Dugdale and Mr L Dugdale. 2 other members of the Public. Apologies received from: Cllr Bates & Cllr Thornton-Wood		
3	2011/71	Declaration of Interest
Cllr Loxton informed members he had a personal interest in planning application LX/11/02604 Sheaves Farm House, Pig Bush Lane a he lives in the same lane as the applicant.		
4	2011/72	Adjournment
It was resolved the meeting would be adjourned at the beginning of each planning application for Members of the public to comment.		
5	2011/73	Planning Applications
LX/11/02604		<p>Sheaves Farm House, Pigbush Lane, Loxwood. <i>Extension of driveway to facilitate access to proposed stable block on land to north (stable subject to separate application to be considered by Waverley Borough Council only)</i> Meeting adjourned:.</p> <p>Mr O'Brien informed Members of three issues :</p> <ol style="list-style-type: none"> 1. Contingency of the application - this application needs the co-operation of CDC Planning Officers to make their decision contingent upon the decision of Waverley – this is the condition Waverley has with the CDC decision. 2. Pathway more appropriate for use than a roadway since the proposed use is a footpath and bridleway. The applicant states the application that there is no requirement for vehicular access over the proposed extension. <p>It is suggested that Waverley Borough Council may have granted planning for a driveway already although the land is part of Chichester District; it is assumed that, should this be correct, such permission would have no effect, and should be withdrawn by WBC</p> <p>Meeting reconvened: Following discussions between Members it was resolved the Clerk would respond to the CDC Planning Officer with the following comments: LPC considered this application at the meeting held on 15.8.11. It was</p>

	<p>concluded that this application is complex and the planning issues unclear to LPC. LPC therefore requests that the planning officer refers the application to the Development Control Committee covering Loxwood and as necessary to regard LPC as objecting to the application</p> <p>Should CDC be minded to approve this application, LPC would strongly recommend making the following as enforceable conditions of such consent:</p> <p>i. The application be approved only following any consent granted by WBC for the proposed stable block in such fashion as to avoid any stalemate arising owing only to WBC having a comparable contingent permission..</p> <p>ii. The proposed extension to the driveway be restricted to a width and character of a footpath and to lead horses to and from any stable block to match the applicant's clarification that no vehicular access is required</p> <p>Enforcement: It was resolved the Clerk would contact CDC Enforcement Officers and inform them of the issues reported by Mr O'Brien relating to flooding his property adjacent to that of the applicant, that Mr O'Brien believes was caused by a raised earth bund located close to his boundary line on the applicant's land. The flooding took place recently in the drier months giving rise to an insurance claim of approx. £27,000.</p> <p>Proposed: JA . Seconded: ML. All in Favour.</p>
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<p>LX/11/03027/DOM</p>	<p>Sheen Croft, Vicarage Hill, Loxwood <i>Two storey side extensions, conversion of existing garage, single storey rear extension and detached carport / garage with solar panels on roof.</i></p> <p>Meeting adjourned: Mr & Mrs Dugdale highlighted to Members the issues relating to their interpretation of policy H12 as regards their view that Sheen Croft is governed by H12 policies regarding properties of less than 90 sq metres in size, a point raised by them in their objection letter. Cllr J Andrews reported that he had asked the planning officer about that objection and was told that the property is substantially larger than the minimum as is the further qualification of the plot size. He therefore suggested that Mr and Mrs Dugdale should take up their specific concerns about the current floor area of Sheen Croft with the Chief Planning Officer for the District.</p> <p>Meeting reconvened: Cllr J Andrews asked if the applicant would consider a change in appearance across the width of the plot and location of any works close to the boundary with Mr and Mrs Dugdale. Mr Tilley stated this could be a consideration with his architect's advice.</p> <p>It was resolved that the LPC has no objection to this application but strongly recommends any approval is granted with the conditions volunteered by the</p>

	<p>applicant's architect regarding re-use of bricks and external tiles. The planning officer is also requested to review with the applicant any possible alteration to the proposed extension and garage layout to have less of an impact on neighbours and create further open space for improved visual appearance from the road, all without material reduction in the volume of the proposed buildings.</p> <p>Proposed: JA. Seconded AT. All in favour.</p>	
Action		
LX/11/01895/FUL	<p>Gennetts Lock, Wey and Arun Canal, Loxwood</p> <p>It was resolved LPC has no principal objection to this application but has a number of concerns. Local knowledge suggests that contrary to the application, there are known to be wildlife such as amphibians - including the Great Crested Newt, and stipulated that before any approval is granted an independent professional wildlife survey must be carried out. LPC wished to know why no felling licence was obtained before the felling of so much timber at the site covered by the application before any approval is granted. In addition any grant of approval should be subject to the express condition of no more trees being felled or lopped on any land adjacent to the site save any in the bed of the proposed route of the canal after August 15th 2011. Additionally the following are strongly recommended as enforceable planning conditions: The approach for all construction vehicles, plant and machinery, materials and all other vehicles, workers and employees of the Wey & Arun Canal Trust to be along Oakhurst Lane and the Wey South Path (Bridleway). All public Rights of Way must be kept clear of vehicles, plant and machinery and must not be obstructed for any necessary movements and without closure of such Rights of Way at any time. Public Rights of Way must be restored to equivalent condition upon completion of the works.</p> <p>Proposed JA. Seconded AT. All in favour</p>	
Action		
6		<p>Update and discuss the proposal for the Wey and Arun Canal Trust Marine Pedestal.</p> <p>It was resolved that LPC has no objection in principal to this proposal, Our considered reflection is that it is less likely to be vandalised if positioned on the non towpath side of the canal. The colour Green would be more in keeping with the setting in which this is proposed.</p> <p>Proposed JA. Seconded. ML. All in favour.</p>
	Meeting closed at 20.40pm	
7	2011/68	Date of next Parish Council meeting
Monday 5 th September 2011		

Signed: _____

Date: _____